



**Hilcot Green, Braunstone Leicester LE3 3SY**

**welcome to**

## **Hilcot Green, Braunstone Leicester**

Well-presented two-bedroom mid terrace in a popular area, offering a fitted kitchen, downstairs WC and spacious rear lounge with garden access. Upstairs provides two double bedrooms and a three-piece bathroom.

### **Entrance Hall**

Door to the front and a built in larder/pantry

### **W C**

### **Lounge**

Door leading to the garden and hardwood flooring.

### **Kitchen**

Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit, integrated oven and hob. Window to the front.

### **First Floor Landing**

With stairs rising from the ground floor.

### **Bedroom One**

Two double glazed windows to the front.

### **Bedroom Two**

Double glazed window to the rear and storage cupboard.

### **Bathroom**

Bath with shower over, WC and hand wash basin.

### **Front & Rear Of Property**

To the front of the property is an outhouse and off road parking. To the rear of the property is a garden which is laid to lawn with decking.





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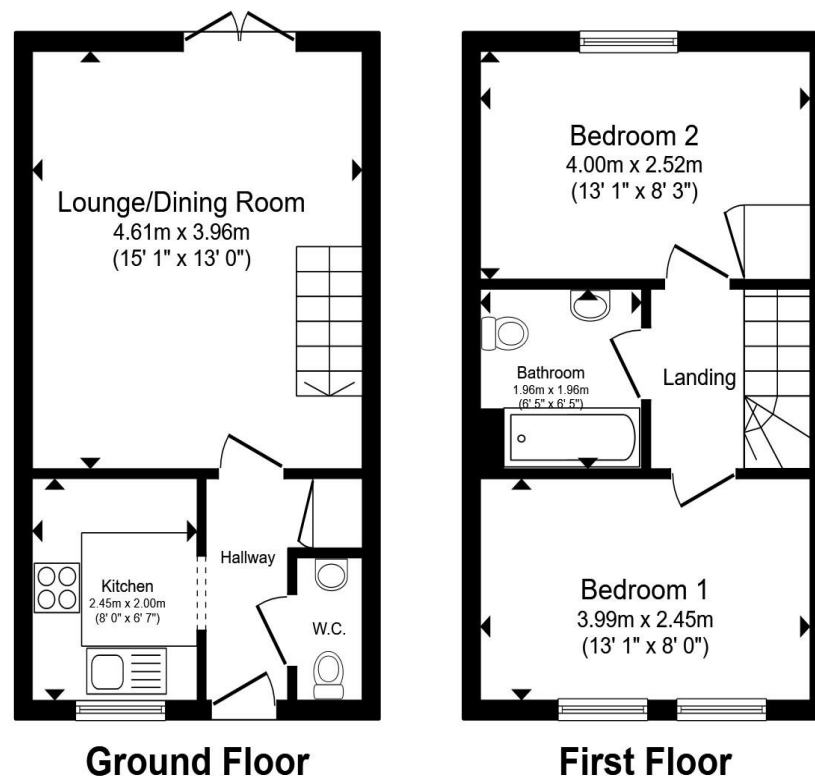
welcome to

## Hilcot Green, Braunstone Leicester

- Mid Terraced
- Two Bedrooms
- Fitted Kitchen
- Rear Garden
- Off Road Parking

Tenure: Freehold EPC Rating: C  
Council Tax Band: B

offers in the region of  
**£215,000**



Total floor area 57.3 m<sup>2</sup> (617 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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Property Ref:  
LHS120855 - 0004

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